

# OFFERING MEMORANDUM

**LYON STAHL**  
INVESTMENT REAL ESTATE

722 S FORD BLVD LOS ANGELES, CA 90022



***LIST PRICE***

**\$2,100,000**

**JACOBSON**  
INVESTMENT GROUP 

THE **JAMES** GROUP

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Los Angeles, CA 90022

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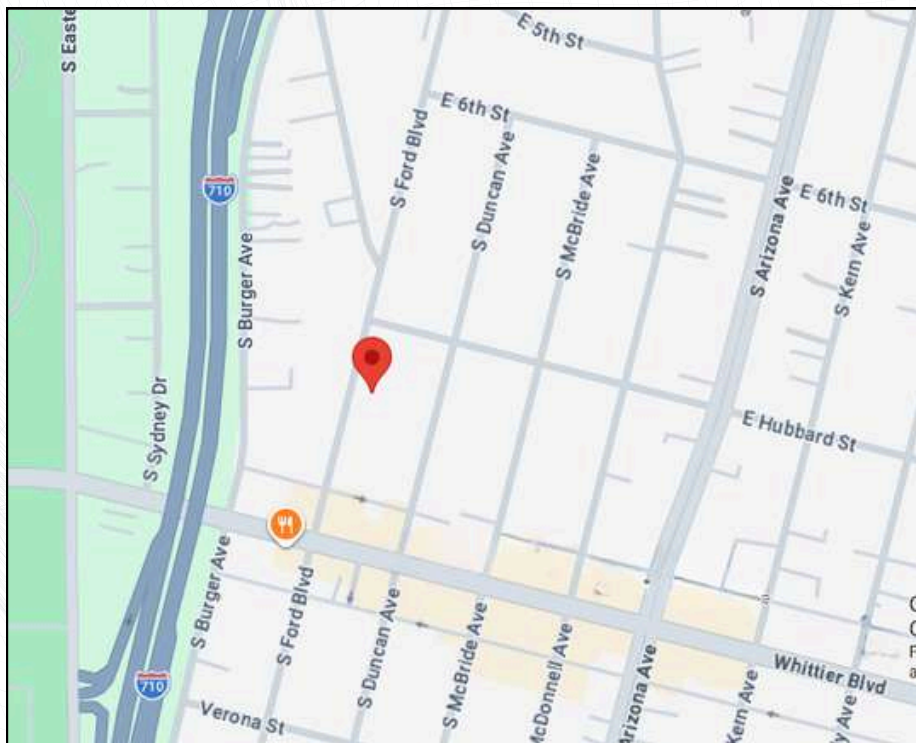
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# PROPERTY DESCRIPTION

722 S Ford Blvd Los Angeles, CA 90022

# PROPERTY OVERVIEW



## PROPERTY DETAILS

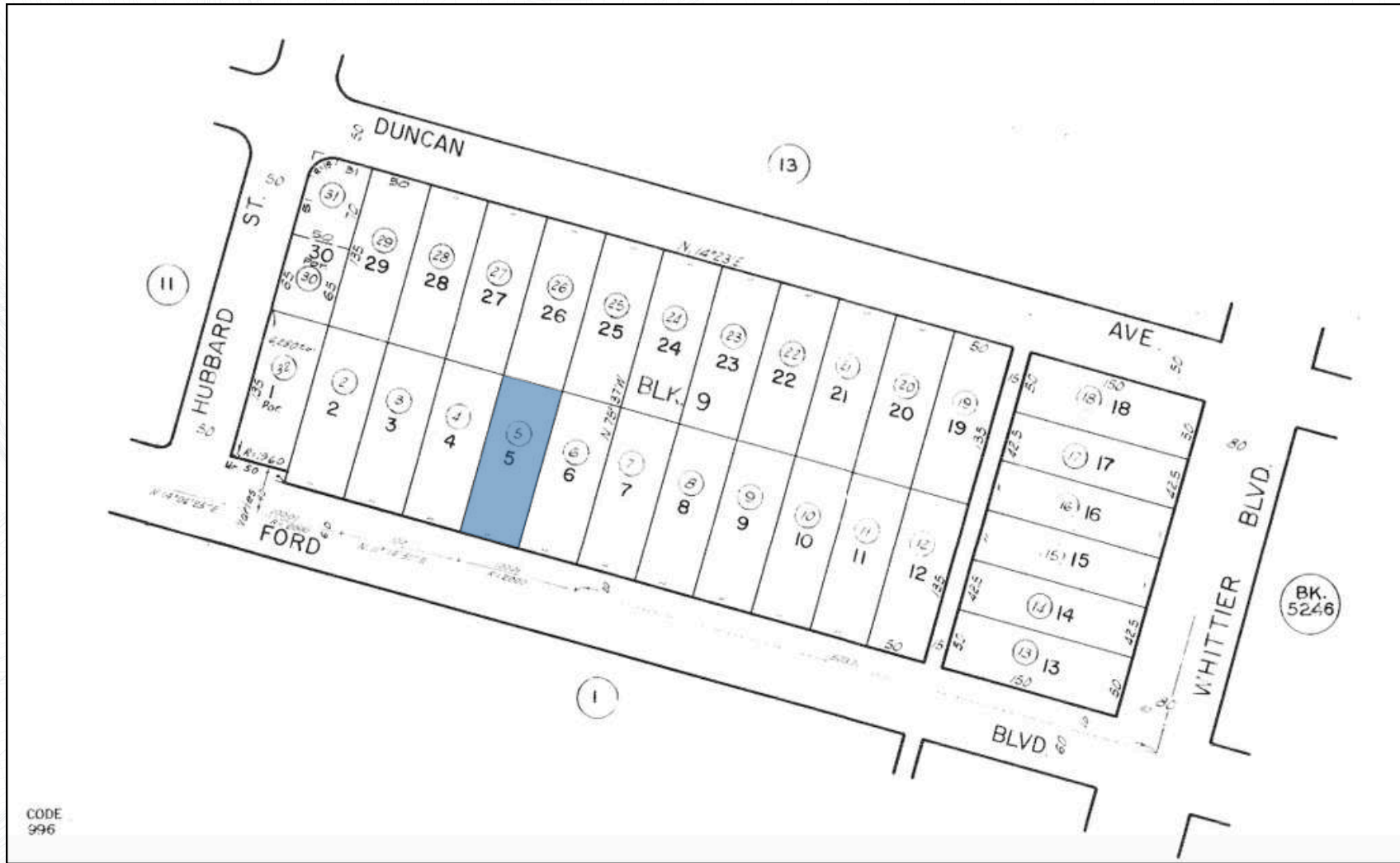
No. of Units	12
Year Built	1931
Rentable SF	7,146
Lot Area	6,657
APN	5247-012-005
Zoning	LC R3
Rent Control	County Rent Control
Unit Mix	(7) 1 Bed/1 Bath (5) 2 Bed/1 Bath

## INVESTMENT HIGHLIGHTS

- Desirable unit mix, consisting of (7) 1 Bed/1 Bath and (5) 2 Bed/1 Bath units, currently collecting over \$22,000 in monthly rent
- The property is priced at \$175k/Unit and offers a going in cap rate of 7.39% and 7.87 GRM
- Conveniently located in East Los Angeles, in close proximity to restaurants, shopping centers, and major metropolitan hubs

# PARCEL MAP

APN: 5247-012-005



# INVESTMENT SUMMARY



722 S Ford Blvd presents an excellent opportunity to acquire a well-located 12-unit multifamily property in East Los Angeles. The property features a desirable unit mix consisting of (7) 1 Bed/1 Bath Units and (5) 2 Bed/1 Bath Units, currently generating \$22,225 in monthly rental income.

The asset is currently operating at a 7.39% cap rate and 7.87 GRM, providing investors with stable in-place income and strong cash flow. Priced at just \$175,000 per unit and \$294 per square foot, the offering presents an attractive basis relative to comparable multifamily assets in the area.

Located in East Los Angeles, the property benefits from close proximity to Downtown Los Angeles, surrounding Eastside neighborhoods, and major transportation corridors including Interstate 5, Interstate 10, and Interstate 70, providing residents with convenient access to employment, retail, and entertainment destinations throughout the greater Los Angeles area.

# PROPERTY PHOTOS

722 S Ford Blvd Los Angeles, CA 90022



# PROPERTY EXTERIOR



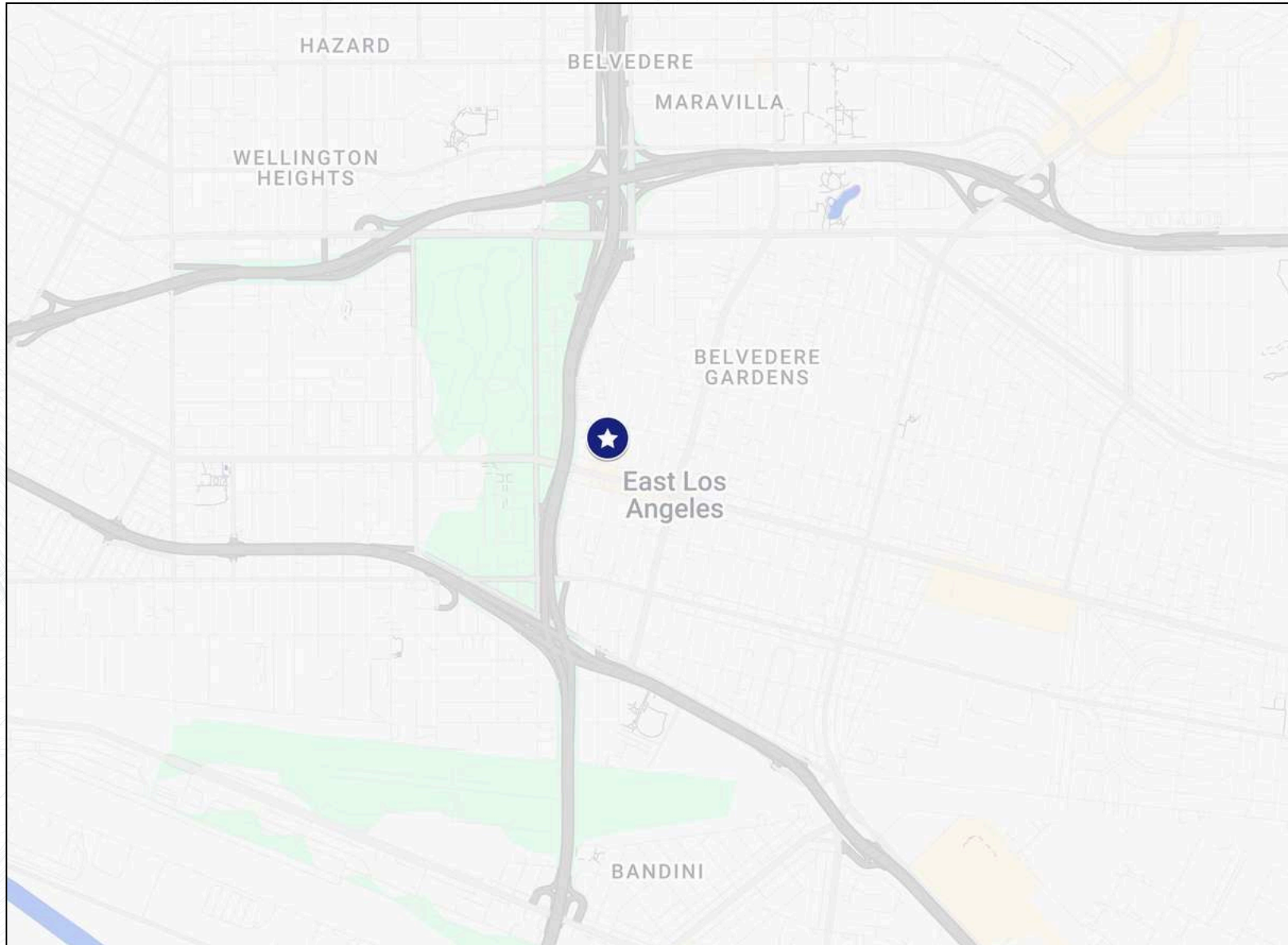
# PROPERTY EXTERIOR



# LOCATION OVERVIEW

722 S Ford Blvd Los Angeles, CA 90022

# LOCATION MAP



# CITY OVERVIEW: LOS ANGELES

As the most populous county in the nation, Los Angeles remains a global center for culture, innovation, and commerce. The region's diverse economy is driven by entertainment, technology, healthcare, logistics, and aerospace, supported by a highly educated workforce, world-class universities, and unparalleled infrastructure. Los Angeles continues to attract residents, investors, and businesses from around the world.

Across the county, major development projects continue to redefine the skyline and strengthen local communities. Thousands of new housing units, creative office campuses, and mixed-use developments are underway – from the revitalization of Downtown Los Angeles and Hollywood to large-scale projects in Inglewood, Culver City, and the Westside.



Landmark developments such as SoFi Stadium – a \$5 billion sports and entertainment destination – and the new \$2 billion Intuit Dome, home of the Los Angeles Clippers, have catalyzed a wave of surrounding investment.

As a hub for Fortune 500 companies, global media production, and international trade through the Ports of Los Angeles and Long Beach, the region's economy remains resilient and diverse. With continuous infrastructure improvements, housing growth, and private investment, Greater Los Angeles is well positioned for long-term economic strength and cultural leadership.



# ABOUT THE AREA

East Los Angeles is a vibrant and culturally rich community known for its strong sense of neighborhood and heritage. The area offers a mix of residential and commercial spaces, with local shops, authentic dining, and lively street art reflecting its diverse roots. Residents enjoy a variety of amenities, including parks, community centers, and easy access to schools, making it an attractive area for families.



USC Keck School of Medicine

East LA Civic Center



Sofreh

Conveniently located near major freeways and public transit, East LA provides seamless connections to downtown Los Angeles, Hollywood, and other key destinations. The neighborhood has also seen steady interest from new businesses and redevelopment projects, underscoring its appeal as both a place to live and a smart investment opportunity.

# FINANCIAL ANALYSIS

722 S Ford Blvd Los Angeles, CA 90022

# INVESTMENT SUMMARY

## 722 S Ford Blvd

List Price:	\$2,100,000
Cost Per Unit:	\$175,000
Cost Per SF:	\$293.87
Current GRM:	7.87
Pro Forma GRM:	7.04
Current Cap Rate:	7.39%
Pro Forma Cap Rate:	8.74%

## Unit Mix & Scheduled Income

Total Units	Unit Mix	Unit Mix %	Average Rent	Total Current Rent	Average Market Rent	Total Market Rent
7	1+1	58%	\$1,551	\$10,862	\$1,800	\$12,600
5	2+1	42%	\$2,272	\$11,363	\$2,450	\$12,250

# RENT ROLL

<u>Unit No.</u>	<u>Unit Type</u>	<u>Unit SF</u>	<u>Monthly Rent</u>	<u>Pro Forma Rents</u>	<u>Notes</u>
1	2+1	700	\$ 2,450.00	\$ 2,450.00	<i>LA Family Housing</i>
2	2+1	700	\$ 2,450.00	\$ 2,450.00	
3	1+1	500	\$ 1,540.00	\$ 1,800.00	<i>LACDA</i>
4	1+1	500	\$ 1,647.00	\$ 1,800.00	<i>LACDA</i>
5	1+1	500	\$ 1,800.00	\$ 1,800.00	<i>LACDA</i>
6	1+1	500	\$ 1,606.00	\$ 1,800.00	<i>LACDA</i>
7	1+1	500	\$ 1,650.00	\$ 1,800.00	
8	1+1	500	\$ 1,066.05	\$ 1,800.00	
9	2+1	700	\$ 1,800.00	\$ 2,450.00	<i>LACDA</i>
10	2+1	700	\$ 2,213.00	\$ 2,450.00	<i>LACDA</i>
11	2+1	700	\$ 2,450.00	\$ 2,450.00	<i>Hopics</i>
12	1+1	500	\$ 1,553.00	\$ 1,800.00	<i>LACDA</i>

Total Scheduled Rent	\$22,225.05
Annualized Total Scheduled Rent	\$266,700.60
Rental Upside	12%

# INCOME AND EXPENSES

## Income Summary

	Current	Pro Forma
Scheduled Gross Income	\$ 266,701	\$ 298,200
Vacancy Cost (5% SGI)	\$ 13,335	\$ 14,910
Gross Operating Income	\$ 253,366	\$ 283,290

## Expense Summary

*Estimated Annualized Expenses	Current	Pro Forma
New Taxes (1.175148% Purchase Price)	\$ 24,678	\$ 24,678
Repairs & Maintenance (\$1,000/Unit)	\$ 12,000	\$ 12,000
Insurance (\$1.50/SF)	\$ 10,719	\$ 10,719
Utilities (T-12)	\$ 27,352	\$ 27,352
Trash (\$/Month)	\$ -	\$ -
Landscaping (\$150/Month)	\$ 1,800	\$ 1,800
Pest Control (\$100/Month)	\$ 1,200	\$ 1,200
Property Management (5%/SGI)	\$ 13,335	\$ 14,910
Direct Assessments	\$ 7,052	\$ 7,052
Total Operating Expenses	\$ 98,135	\$ 99,710
Net Operating Income	\$ 155,230	\$ 183,580

# FINANCIAL ANALYSIS

722 S Ford Blvd		
<b>List Price:</b>		<b>\$2,100,000</b>
<b>Down Payment:</b>	30.0%	\$630,000
<b>Number of units:</b>		12
<b>Cost per Unit:</b>		\$175,000
<b>Current GRM:</b>		7.87
<b>Pro Forma GRM:</b>		7.04
<b>Current Cap Rate:</b>		7.39%
<b>Pro Forma Cap Rate:</b>		8.74%
<b>Year Built:</b>		1931
<b>Approx. Lot Size:</b>		6,657
<b>Approx. Gross RSF:</b>		7,146
<b>Cost per Net RSF:</b>		\$293.87

Proposed Financing			
First Loan Amount:	\$1,470,000	Amort:	30
Terms:	<b>5.750%</b>	Fixed:	7
Payment	\$8,579	DCR:	1.51

Annualized Expenses:		
*Estimated	Current	Pro Forma
New Taxes (1.175148% Purchase Price):	\$24,678	\$24,678
Direct Assessments (\$7051.65):	\$7,052	\$7,052
Repairs & Maintenance (\$1000/Unit):	\$12,000	\$12,000
Insurance (\$1.5/SF):	\$10,719	\$10,719
Utilities (T-12):	\$27,352	\$27,352
Trash (\$0/Month):	\$0	\$0
Landscaping (\$150/Month):	\$1,800	\$1,800
Pest Control (\$100/Month):	\$1,200	\$1,200
Property Management (5% SG):	\$13,335	\$14,910
<b>Total Expenses:</b>	<b>\$98,135</b>	<b>\$99,710</b>
Expenses as %/SGI	36.80%	33.44%
Per Net Sq. Ft:	\$13.73	\$13.95
Per Unit:	\$8,178	\$8,309

Annualized Operating Data	Current Rents	Pro Forma Rents
<b>Scheduled Gross Income:</b>	\$ 266,701	\$ 298,200
<b>Vacancy Rate Reserve:</b>	\$ 13,335 5% <sup>1</sup>	\$ 14,910 5% <sup>1</sup>
<b>Gross Operating Income:</b>	\$ 253,366	\$ 283,290
<b>Expenses:</b>	\$ 98,135 37% <sup>1</sup>	\$ 99,710 33% <sup>1</sup>
<b>Net Operating Income:</b>	\$ 155,230	\$ 183,580
<b>Debt Service:</b>	\$ 102,942	\$ 102,942
<b>Pre Tax Cash Flows:</b>	\$ 52,288 8.30% <sup>2</sup>	\$ 80,637 12.80% <sup>2</sup>
<b>Principal Reduction:</b>	\$ 18,910	\$ 18,910
<b>Total Return Before Taxes:</b>	\$ 71,198 11.30% <sup>2</sup>	\$ 99,548 15.80% <sup>2</sup>

1 As a percent of Scheduled Gross Income      2 As a percent of Down Payment

Scheduled Income:							
# of Units	Bdrms/ Baths	Notes	Current Income		Pro Forma Income		
			Monthly Rent/Average	Total Monthly Income	Monthly Rent/Unit	Total Income	
7	1+1		\$ 1,551.72	\$ 10,862.05	\$ 1,800.00	\$ 12,600.00	
5	2+1		\$ 2,272.60	\$ 11,363.00	\$ 2,450.00	\$ 12,250.00	
<b>Total Scheduled Rent:</b>				\$22,225.05		\$24,850.00	
Additional Income:				<b>\$0.00</b>		<b>\$0.00</b>	
Parking:				<b>\$0.00</b>		<b>\$0.00</b>	
SCEP:				<b>\$0.00</b>		<b>\$0.00</b>	
<b>Monthly Scheduled Gross Income:</b>				\$22,225.05		\$24,850.00	
<b>Annualized Scheduled Gross Income:</b>				\$266,700.60		\$298,200.00	
Utilities Paid by Tenant:				Gas and Electric	Rental Upside:	<b>12%</b>	

# SALES COMPARABLES

722 S Ford Blvd Los Angeles, CA 90022

# SALES COMPARABLES

Address	Price	Units	Yr Built	RSF	GRM	Cap Rate	\$/SF	\$/Unit	COE	Unit Mix
1119 S Woods Ave	\$1,375,000	7	1941	4,858	10.91	5.96%	\$283.04	\$196,429	12/2/25	(7) 1+1
5130 Carolina Pl	\$1,350,000	7	1948	6,019	11.02	6.35%	\$224.29	\$192,857	12/2/25	(2) 2+1 (4) 1+1 (1) 0+1
4346 Union Pacific Ave	\$1,700,000	9	1960	5,413	9.64	6.82%	\$314.06	\$188,889	11/19/25	(1) 3+2 (7) 2+1 (1) 1+1
6405 E Olympic Blvd	\$1,675,000	8	1952	4,226	11.09	6.44%	\$396.36	\$209,375	7/9/25	(8) 1+1
<b>Average</b>					<b>10.67</b>	<b>6.39%</b>	<b>\$304.44</b>	<b>\$196,887</b>		
<b>722 S Ford Blvd</b>	<b>\$2,100,000</b>	<b>12</b>	<b>1931</b>	<b>7,146</b>	<b>7.87</b>	<b>7.39%</b>	<b>\$293.87</b>	<b>\$175,000</b>		<b>(5) 2+1 (7) 1+1</b>



- 1 - 1119 S Woods Ave
- 2 - 5130 Carolina Pl
- 3 - 4346 Union Pacific Ave
- 4 - 6405 E Olympic Blvd

# SALES COMPARABLES



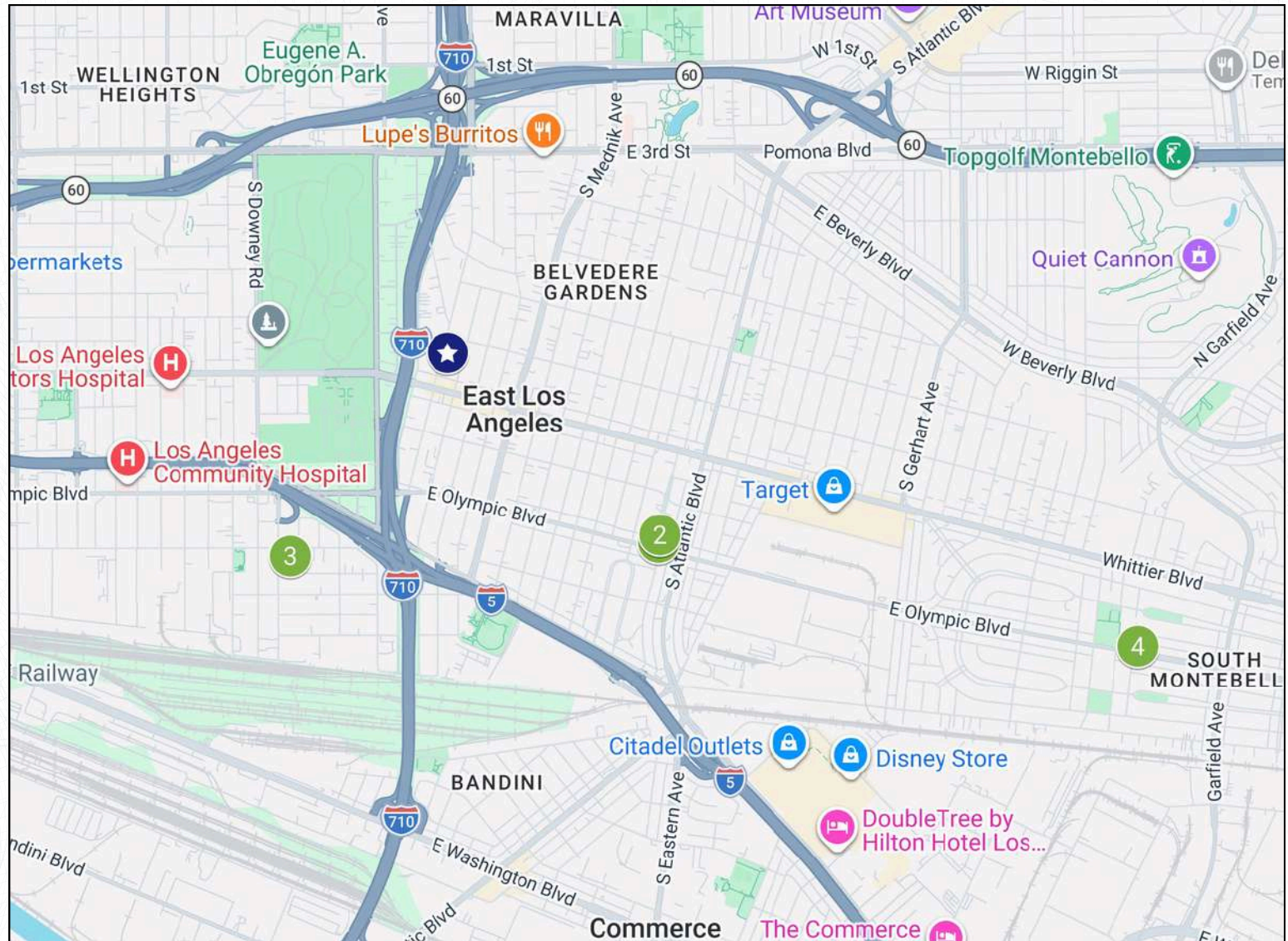
# SALES COMPARABLES: BY LOCATION

## Subject Property

★ 722 S Ford Blvd

## Sales Comparables

- 1 1119 S Woods Ave
- 2 5130 Carolina Pl
- 3 4346 Union Pacific Ave
- 4 6405 E Olympic Blvd





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